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ADOPTED

MARCH 27, 1991

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS J. O'MALLEY, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT AND ROBERT B. MCGILVRAY, CHIEF
OF REHAB

SUBJECT: MISSION HILL NEIGHBORHOOD AREA, TENTATIVE DESIGNATION
OF PARCEL 1A LOCATED AT 35A HAYDEN STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BRA TENTATIVELY
DESIGNATE RICHARD AND BEVERLY WILLIAMS OF BOSTON AND
CHARLES AND KATHY SANDERS OF BROOKLINE, AS REDEVELOPERS
OF PARCEL 1A, LOCATED AT 35A HAYDEN STREET IN THE
MISSION HILL NEIGHBORHOOD. THE PARCEL CONTAINS APPROX-
IMATELY 1,666 SQUARE FEET OF VACANT LAND.

In late 1990, development interest was expressed in a vacant BRA owned parcel of land in the Mission Hill neighborhood, by two abutters. The vacant land is located along Hayden Street, which has a decided slope downhill from Fisher Avenue.

On January 16, 1991 the BRA voted to subdivide the parcel into two small parcels, 1A and 1B, and advertise for developer interest.

A single proposal was received for Parcel 1A. Richard and Beverly Williams and Charles and Kathy Sanders are in the process of constructing an owner-occupied two family home at 33 Hayden Street. The two families propose to develop the vacant land at Parcel 1A by landscaping the existing slope by means of grading, bark mulch covering and plantings of evergreen trees and deciduous shrubs. The existing rubble and debris would be removed. The landscaping will be coordinated with the improvements planned by the proposed developer of Parcel 1B (which parcel abuts Parcel 1A).

The developers have also prepared plot plans for the new parcel and have submitted a landscape specification and cost estimates for review.

It is therefore recommended that the BRA designate Richard and Beverly Williams and Charles and Kathy Sanders as redevelopers of Parcel 1A (35A Hayden Street), containing approximately 1,666 square feet of area, in the Mission Hill Neighborhood Area, as shown on the attached map, for purposes of landscaped open space.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority, March 27, 1991, Re: Tentative Designation of Redevelopers of Parcel 1A, located at 35A Hayden Street in the Mission Hill Neighborhood Area.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract with the State of Massachusetts for the purpose of providing financial assistance to the Authority in the form of a loan and capital grant with the federal government under Title 2 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the form of a loan and capital grant;

WHEREAS, the Authority is required by the provisions that are contained in the contract and the Act of 1949, as amended, with federal financial assistance under Title 2, including those provisions prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Richard and Beverly Williams and Charles and Mary Adams have submitted a preliminary proposal for the development of Parcel 1A in the Mission Hill Neighborhood Area;

WHEREAS, the Authority is required by Section 12, Chapter 21A, of the General Laws of the Commonwealth of Massachusetts, with respect to the development of Parcel 1A in the Mission Hill Neighborhood Area;

AND, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AUTHORITY:

1. That Richard and Beverly Williams and Charles and Mary Adams be and each be and severally, designated as developers of Parcel 1A in the Mission Hill Neighborhood Area subject to:

(a) Compliance in the proposed development application by the Department of Planning and Urban Development;

(b) Submission of all plans, specifications and documents of all approvals required by the Massachusetts General Laws and Title 2 of the Housing Act of 1949, as amended;

(c) Submission within one hundred and twenty days (120) in a form satisfactory to the Authority of:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF RICHARD AND BEVERLY
WILLIAMS AND CHARLES AND KATHY SANDERS AS
REDEVELOPER OF PARCEL 1A, (35A HAYDEN STREET)
IN THE MISSION HILL NEIGHBORHOOD AREA.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Rickhard and Beverly Williams and Charles and Kathy Sanders have submitted a satisfactory proposal for the development of Parcel 1A in the Mission Hill Neighborhood Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Richard and Beverly Williams and Charles and Kathy Sanders be and hereby are tentatively designated as Redeveloper of Parcel 1A in the Mission Hill Neighborhood Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.
- (c) Submission within one hundred and twenty days (120) in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final working drawings and specifications.
2. That disposal of Parcel 1A by negotiation is the appropriate method of making the land available for redevelopment.
 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 4. That the proposed development will be brought before the local neighborhood group for review and approval.
 5. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
 6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

